

**Planning & Zoning Commission Meeting
County Administrative Offices, Duchesne, Utah
February 5, 2014 - 5:00 p.m.**

In Attendance were:

Kent Olsen, Planning Commission, Chairman
Ken Moon, Planning Commission
John Jorgensen, Planning Commission
Edward Roberts, Planning Commission
Kathy Giles, Planning Commission
Brad Wells, Planning Commission
Mike Hyde, Community Development Administrator
CoraLee Sanchez, Planning Secretary

Visitors:

Jon Roberts	670 LLC-Rezone
Michael Roberts	670 LLC-Rezone
Craig Ashby	

Chairman Olsen opened the meeting at 5:00 PM and read the rules of order. He asked if any of the Planning Commission had any ex-parte contacts or conflicts of interest associated with any item on the agenda. There were none, so the meeting proceeded.

PUBLIC HEARINGS:

- A. Recommendation to the County Commissioners regarding a request by 670 LLC for an amendment of the Duchesne County Zoning map from Agricultural (A-5) to Industrial. The subject property is 107.35 acres of land, located on the east side of the Pariette Road, just NE of the Newfield Production Company offices, in the Pleasant Valley area.**

Mr. Hyde referred the commission to their packets and some aerial photos of the location in relation to the existing industrial and commercial land in the area. Mr. Hyde stated 670 LLC purchased this 107.35-acre parcel in December 2013. The applicants have a business in mind for the property and need the industrial zone.

The criteria for rezone approval include:

- 1. The overall community benefit of the proposed amendment.**

The overall community benefit of the proposed amendment would be the provision of 107.35 acres of additional business sites to support the local economy and energy industry.

2. Consistency with the goals and policies of the general plan.

Mr. Hyde referred the commission to the following statement:

“Duchesne County feels that residential, commercial, and industrial development on private land should be allowed to continue in a responsible manner and in locations that contribute to the economic and social well-being of County residents. The County will continually review and amend its existing ordinances as necessary to accurately and adequately reflect the land-use preferences of Duchesne County residents,”

and stated the rezoning criteria of Section 8-1-7 of the zoning ordinance are established to aid the Planning Commission and County Commissioners in determining which land use districts are appropriate in specific areas of the county. If those criteria are met, it can be presumed that the proposal will be consistent with the general plan.

3. Compatibility with the neighborhood.

The aerial photos indicate that there are a number of existing businesses in close proximity to this proposed rezone. The Newfield Production Company site to the south has attracted several other businesses serving the oilfield, such as a truck wash, fueling facilities, pipe suppliers, outdoor storage areas, equipment rental and a gravel pit. There is existing industrial zoning in the area as shown by the existing zoning map. Rezoning of the subject property would be compatible with the neighborhood, which has evolved, with the robust energy industry, to become a business cluster.

4. What changes have occurred in the neighborhood since the zoning ordinance and map or latest amendment was enacted.

Mr. Hyde stated in recent years, several businesses have located in this vicinity to serve the Monument Butte oilfield. The Planning Commission has either changed the zoning or granted conditional use permits to support these businesses. The Johnson Water District has water lines in the area to serve these businesses; however, an additional fire hydrant may be needed as the property develops. These changes in the neighborhood and the existing industrial zoning to the west, north and south would support rezoning of this site for additional business use. To the east is a gravel pit, which is more compatible with industrial than residential uses.

5. Whether a change in the use for the affected properties will unduly affect the uses of adjoining properties.

As stated in criteria #4, the change of use of this property from agricultural to industrial would continue the recent trend in the area, which has seen a change of use from vacant land to oilfield-related businesses. The proposed zoning and businesses expected to locate in this area are unlikely to have undue adverse effects on the adjoining properties but should be complementary to those properties.

6. Consider the interest of the applicant.

Mr. Hyde stated the interest of the applicants is to rezone the property for a specific development that they have in mind, which would provide a service to the energy

producers in the area. Rezoning to industrial could also provide additional business sites and promote the highest and best use of the property, given its location near other industrial parcels.

Mr. Hyde recommended that the Planning Commission adopt the findings and conclusions herein and recommend the County Commissioners' approval of this rezone, requested by 670 LLC, changing 107.35 acres of land from Agricultural-Residential (A-5) to Industrial.

Mr. Hyde asked if there were any questions of the staff report. There were none so the applicant was invited to speak.

Michael Roberts, General Counsel of 670 LLC and applicant, thanked Mr. Hyde for his efforts in representing their needs during this process and asked the commission if they had any questions.

Commissioner Moon asked what kind of business they are going to do. Mr. Roberts stated they are doing an oil industry transport service business. Because they are in a permitting process, would rather not provide details.

Mr. Roberts stated they would accept Mr. Hyde's staff report and hope to continue with their endeavor.

Commissioner Olsen asked if there was anyone to speak either in favor or against the applicant's request. With no one in the audience to speak, the public hearing was closed.

Commissioner Moon motioned to adopt the findings and conclusions herein and recommend the County Commissioners' approval of this rezone, requested by 670 LLC, changing 107.35 acres of land from Agricultural-Residential (A-5) to Industrial. Commissioner Roberts seconded the motion and it passed unanimously.

NEW BUSINESS:

None

Minutes: Approval of January 8, 2014 minutes

Commissioner Giles moved to approve the minutes of January 8, 2014. Commissioner Moon seconded the motion and it passed with a 4-0 vote, with Commissioners Jorgensen and Roberts abstaining.

Commission Comments and Staff Information Items

Mr. Hyde stated as of now there is nothing on the agenda for next month and reminded the commission next month's meeting would be on March 12th instead of the 5th as he will be on vacation.

Adjournment:

Meeting adjourned at 5:12 p.m.